

**Cross Property 360 Property View**

**6340 S Union Road, Miamisburg, OH 45342**

**Listing**

[6340 S Union Rd Miamisburg, OH 45342](#)

**Sold** 07/30/2019

**County:** Montgomery

**Listing #:**793342

**Cross St:** 725 (upper Miamisburg)

**List Price:**\$225,000

**Sold Price:**\$199,000



**Prop Type:** Residential

**Sub Type:** Single Family

**Subdivision:**

**Beds:** 3

**Appx SqFt:** 1,872/Assessor's Data

**Baths:** 2 (2 )

**Price/SqFt:** 106.30

**Yr Built:** 1965

**Lot SqFt:** 60,113

**Parcel ID:** [K45 02501 0086](#)

**Lot Acres:** 1.38

**School Dist:** Miamisburg City SD

**Lot Sz Src:** Assessor's Data

**CDOM:** 51

**Agent Owned:**No

**Remarks**

**Directions:** Take 725 through Miamisburg and turn north on S. union

**Prop Desc:** Sweet ranch with 3 bedrooms 2 baths full finished basement and 2 car garage plus carport. 40x30 pole barn with cement floor, electric, hot & cold water, loft, and workshop room. Just minutes from town yet country living.

**Agt Rmrks:** price increase due to Multiple offers. Heat added to Sun room to make it living space.

**Legal Desc:** 5-2-3

**Listing Information**

**Agent:** [Dolly Redick \(REDICDOL109\)](#)  
**Office:** [Coldwell Banker Heritage \(HRTG03\)](#)  
**Agrmnt Type:** Exclusive Right  
**Buyer Broker:** 3%  
**Listing Date:** 06/10/2019  
**Original Price:** \$195,000  
**Show Instr/Ph:**  
**LockBox**  
**LockBox Location**

**Primary:** (937) 602-0755 **Fax:** (937) 306-1832  
**Office Ph:** (937) 748-5500 **Fax:** (937) 748-9302  
**Sub Agency:**  
**DOM:** 51 **Trans Type:** Sale  
**Entry Date:** 06/13/2019  
**Expire Date:**

**Room Information**

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Entry Room	4 x 4	1ST	Living Room	18 x 16	1ST	Kitchen	16 x 15	1ST
Master Bedroom	17 x 12	1ST	Bedroom	14 x 12	1ST	Bedroom	14 x 12	1ST
Family Room	18 x 16	BSMT	Rec Room	32 x 13	BSMT	Study/Office	12 x 12	BSMT
Utility Room	12 x 12	BSMT	Other	20 x 12	BSMT			
<b>FB Level 1:</b> 2		<b>FB Level 2:</b> 0		<b>FB Level 3:</b>		<b>FB Lower Level:</b> 0		
<b>HB Level 1:</b> 0		<b>HB Level 2:</b> 0		<b>HB Level 3:</b>		<b>HB Lower Level:</b> 0		

**Miscellaneous Information**

**Distressed Prop:** None **LConditions:** **Public Viewable:** Yes  
**Semi Annual Tax:**\$2,957 **Approved:**  
**Assessments:** 1.78/21.20 MCD/AP MCD/Aqu 1.78/APC fee **Bus Dist to Trns:**  
**Lot Dim:** 1.38 acres **Adaptations:** **Last Remodeled:**  
**Disability Adapt:** **Avail Date:** 06/13/2019

**Property Information**

**Age:** 20+ Years **Avail Financing:** Conventional, FHA, VA  
**1/2 Bath Level 3:** **1/2 Baths Lower Lvl:**0  
**Occupancy:** Negotiated **Levels:** 1 Story  
**Construction:** Brick, Vinyl **Basement:** Finished, Full  
**Fireplace:** **Zoning:** Residential  
**Heat System:** Forced Air, Oil **Cooling:** Central  
**Appliances:** Dishwasher, Range, Refrigerator  
**Style:** **Total Rooms:** 11 **Flood Insurance:** No  
**Garage:** 2 Car, Attached, Storage  
**Utilities:** 220 Volt Outlet, City Water, Septic  
**Easements:** **Windows:** Casement  
**Inside Features:** Paddle Fans, Smoke Alarm(s)  
**Outside Features:** Cable TV, Deck, Fence

**Selling Information**

**SP%LP:** 88.44% **Pending Date:** 06/14/2019  
**Financing:** Conventional **Comments:**  
**Selling Agent:** [Jenny L Knott](#)  
**Selling Co-Agent:** **Selling Office:** [Coldwell Banker Heritage](#)  
**Selling Co-Office:**



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2019 Dayton Realtors®. All rights reserved.



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2019 Dayton Realtors®. All rights reserved.

# 8033 S Union Road, Miamisburg, OH 45342

## Listing

8033 S Union Rd Miamisburg, OH 45342

Sold 05/30/2019

County: Montgomery

Listing #:786661

Cross St: Lower Msbg Rd

List Price: \$219,900

Sold Price:\$219,900



**Prop Type:** Residential  
**Subdivision:** Miami Twp  
**Beds:** 3  
**Baths:** 2 (2 )  
**Yr Built:** 1997  
**Parcel ID:** [K45 02506 0053](#)  
**School Dist:** Miamisburg City SD  
**CDOM:** 224  
**Agent Owned:**No

**Sub Type:** Single Family  
**Appx SqFt:** 2,068/Assessor's Data  
**Price/SqFt:** 106.33  
**Lot SqFt:** 28,750  
**Lot Acres:** 0.66  
**Lot Sz Src:** Assessor's Data

### Remarks

**Directions:** Take Linden Ave in Miamisburg to left on Riverview Ave to right on Lower Miamisburg to veer left on Union Rd.  
**Prop Desc:** Walk in and feel at home in this comfortable tri-level; featuring a fresh coat of paint thru out, laminate flooring in Kitchen and remodeled bathroom. This home has an open main level that features formal living room, kitchen with breakfast bar and view to the lower level Rec Room. The lower level features the laundry room and study that would also be a 4th bedroom if needed. Enjoy a quite evening on the front covered porch or the large rear covered deck. There is plenty of storage in the shed and there's a nice rear yard. Attached 2.5 car garage. Total Square Footage of 2,068 (per owner). This is a must see country home located in the Miamisburg school district. Country living and just minutes outside downtown Miamisburg and all that it has to offer.

**Agt Rmrks:** Please note rooms sizes are listed in approx measurements. The home is easy to show but does need to be confirmed.

**Legal Desc:** 5-2-16

### Listing Information

**Agent:** [Michelle L Collins \(collimicl109\)](#)  
**Office:** [Collins Real Estate Services \(COLL01\)](#)  
**Co List Agent:** [Carol J Collins \(collicarj109\)](#)  
**Co List Office:** [Collins Real Estate Services \(COLL01\)](#)  
**Agrmnt Type:** Exclusive Agency  
**Buyer Broker:** 3%  
**Listing Date:** 03/22/2019  
**Original Price:** \$234,900  
**Show Instr/Ph:** /937-866-6364  
**LockBox**  
**LockBox Location**Front Door

**Primary:** (937) 866-6364 **Fax:** (937) 866-2959  
**Office Ph:** (937) 866-6364 **Fax:** (937) 866-2959  
**Primary:** (937) 866-6364  
**Office Ph:** (937) 866-6364  
**Sub Agency:**  
**DOM:** 70 **Trans Type:** Sale  
**Entry Date:** 03/22/2019  
**Expire Date:**

### Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	22 x 12	1ST	Kitchen	14 x 11	1ST	Dining Room	14 x 11	1ST
Utility Room	15 x 15	BSMT	Master Bedroom	18 x 17	2ND	Bedroom	13 x 11	2ND
Bedroom	12 x 11	2ND						
<b>FB Level 1:</b> 0			<b>FB Level 2:</b> 2			<b>FB Level 3:</b> 0		
<b>HB Level 1:</b> 0			<b>HB Level 2:</b> 0			<b>HB Level 3:</b> 0		
						<b>FB Lower Level:</b> 0		
						<b>HB Lower Level:</b> 0		

### Miscellaneous Information

**Distressed Prop:** None **LConditions:** No **Public Viewable:** Yes  
**Semi Annual Tax:** \$2,601 **Approved:**  
**Assessments:** 21.50 / 1.58 Yearly **Bus Dist to Trns:** Call RTA  
**Lot Dim:** .66 acres **Adaptations:** None Known **Last Remodeled:**  
**Disability Adapt:** No **Avail Date:**

### Property Information

**Age:** 20+ Years **Avail Financing:**  
**1/2 Bath Level 3:** 0 **1/2 Baths Lower Lvl:** 0  
**Occupancy:** At Closing **Levels:** Tri Level  
**Construction:** Frame, Vinyl **Basement:** Finished  
**Fireplace:** **Zoning:** Residential  
**Heat System:** Forced Air **Cooling:** Central  
**Appliances:** Dishwasher, Microwave, Range, Refrigerator  
**Style:** Traditional **Total Rooms:** 7 **Flood Insurance:** No  
**Garage:** 2 Car, Attached, Opener, Storage  
**Utilities:** 220 Volt Outlet, City Water, Septic  
**Inside Features:** Electric Water Heater, Paddle Fans, Smoke Alarm(s)  
**Kitchen Features:** Open to Family Room  
**Outside Features:** Deck, Porch, Storage Shed

### Selling Information

**SP%LP:** 100.00% **Pending Date:** 04/15/2019  
**Financing:** Conventional **Comments:** Seller paid \$ 0 in closing costs  
**Selling Agent:** [Michelle L Collins](#) **Selling Office:** [Collins Real Estate Services](#)  
**Selling Co-Agent:** **Selling Co-Office:**



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2019 Dayton Realtors®. All rights reserved.



# 7332 Farmington Road, Miamisburg, OH 45342

## Listing

7332 Farmington Rd Miamisburg, OH 45342

Sold 05/17/2019

County: Montgomery

Listing #:785024

Cross St:

List Price: \$245,000

Sold Price:\$233,000



**Prop Type:** Residential  
**Subdivision:**  
**Beds:** 3  
**Baths:** 2 (2 )  
**Yr Built:** 1971  
**Parcel ID:** [K50 02507 0024](#)  
**School Dist:** Carlisle LSD  
**CDOM:** 80  
**Agent Owned:**No

**Sub Type:** Single Family  
**Appx SqFt:** 1,452/Assessor's Data  
**Price/SqFt:** 160.47  
**Lot SqFt:** 217,800  
**Lot Acres:** 5.00  
**Lot Sz Src:** Assessor's Data

### Remarks

**Directions:** Jamaica Rd to E on Farmington

**Prop Desc:** Welcome to the country. 3 bedroom, 2 bath brick ranch w/basement sits on 5 acres. Covered back porch, 30x45 pole barn w/concrete floor & Electric

**Legal Desc:** 5-2-21

### Listing Information

**Agent:** [Lisa A Goris-May \(GORISLISA109\)](#)   
**Office:** [Sibcy Cline Inc. \(SIBC06\)](#)  
**Agmnt Type:** Exclusive Right  
**Buyer Broker:** 3%  
**Listing Date:** 02/26/2019  
**Original Price:** \$245,000  
**Show Instr/Ph:**  
**LockBox**  
**LockBox Location**

**Primary:** (937) 545-1176 **Fax:** (937) 432-3706  
**Office Ph:** (937) 432-3700 **Fax:** (937) 432-3706  
**Sub Agency:**  
**DOM:** 80 **Trans Type:** Sale  
**Entry Date:** 02/28/2019  
**Expire Date:**

### Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	16 x 14	1ST	Kitchen	12 x 10	1ST	Family Room	15 x 13	1ST
Bedroom	14 x 12	1ST	Bedroom	11 x 11	1ST	Bedroom	11 x 10	1ST
<b>FB Level 1:</b> 2			<b>FB Level 2:</b> 0			<b>FB Level 3:</b> 0		
<b>HB Level 1:</b> 0			<b>HB Level 2:</b> 0			<b>HB Level 3:</b> 0		

### Miscellaneous Information

**Distressed Prop:** None  
**Semi Annual Tax:** \$2,276  
**Assessments:** of record  
**Lot Dim:** irregular  
**LConditions:**  
**Adaptations:**  
**Public Viewable:** Yes  
**Approved:**  
**Bus Dist to Trns:**  
**Last Remodeled:**

### Property Information

**Age:** 20+ Years  
**1/2 Bath Level 3:**  
**Occupancy:** Negotiated  
**Construction:** Brick  
**Fireplace:** One, Woodburning  
**Heat System:** Electric, Propane  
**Appliances:** Dishwasher, Garbage Disposal, Range, Refrigerator  
**Style:**  
**Garage:** 2 Car, Attached  
**Utilities:** 220 Volt Outlet, Septic, Well  
**Easements:**  
**Inside Features:** Electric Water Heater  
**Outside Features:** Patio, Porch  
**Avail Financing:**  
**1/2 Baths Lower Lvl:0**  
**Levels:** 1 Story  
**Basement:** Full  
**Zoning:** Residential  
**Cooling:** Central  
**Total Rooms:** 6 **Flood Insurance:**  
**Windows:** Bay/BayBow, Wood Frame

### Selling Information

**SP%LP:** 95.10%  
**Financing:** Conventional  
**Selling Agent:** [Lisa A Goris-May](#)   
**Selling Co-Agent:**  
**Pending Date:** 02/28/2019  
**Comments:**  
**Selling Office:** [Sibcy Cline Inc.](#)  
**Selling Co-Office:**



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2019 Dayton Realtors®. All rights reserved.



Information deemed reliable but not guaranteed. All representations are approximate. Individual verification is recommended. Copyright 2019 Dayton Realtors®. All rights reserved.